

Pine Cottage

Ducketts Lane | Green Tye | Much Hadham | SG10 6JN

FINE & COUNTRY

PINE COTTAGE

Pine Cottage is a charming three-bedroom period end-of-terrace home in the sought-after hamlet of Green Tye, a peaceful rural setting with no through road, close to Much Hadham and Bishop's Stortford. Set within approximately 0.21 acres and surrounded by beautiful countryside walks, the property combines period character with the practical benefits of an extension, creating a more spacious and versatile home. The attractive rear garden backs onto farmland, while a garage provides useful space for motorcycles and storage. A generous driveway offers parking for three to four cars. The property benefits from oil-fired central heating, LPG for the oven and a recently fitted private sewage treatment plant. EPC Band D; Council Tax Band E.

Step Inside

A spacious entrance porch opens into a generous living room, with a wood burning stove, a brick-built chimney breast and wooden flooring create a warm and welcoming atmosphere. This characterful room offers an inviting space in which to relax, with a discreetly positioned staircase leading to the first floor.

The side extension provides a fabulous dining area just off the living room, flowing seamlessly into the spacious kitchen and creating a sociable setting for everyday meals and entertaining. A barn-style rear door overlooks the private garden, connecting the kitchen with the outdoor space. A separate utility room sits just off the kitchen and leads through to a convenient ground-floor shower room.

Upstairs, the spacious principal bedroom features two windows, alongside a further double bedroom. A delightful third double bedroom at the rear has a vaulted ceiling and Velux windows, with views over the garden and adjoining farmland. A family bathroom, also featuring a vaulted ceiling and a Velux window, completes the first-floor accommodation.

























STEP OUTSIDE

Occupying a plot of approximately 0.21 acres, the property has a spacious driveway with comfortable parking for three to four cars. The thoughtfully arranged, established rear garden features a large lawn, various sheds, a workshop and a vegetable garden, offering space for both relaxation and practical pursuits. Mature shrubs and trees provide a sense of privacy and seclusion, while the farmland beyond forms an appealing rural backdrop. With plenty of places to sit and unwind, this tranquil garden is a delightful complement to the cottage.

Location
Situated in the hamlet of Green Tye, near Much Hadham in East Hertfordshire, Pine Cottage enjoys a peaceful countryside setting with access to rural walks, local pubs and a welcoming sense of community. The location offers an appealing balance of village life and access to the amenities of nearby towns.

Bishop's Stortford High Street is approximately 3.8 miles away, with a choice of shops, schools and a railway station. Ware, approximately 8 miles away, provides a further option for rail travel into London, giving commuters a choice of nearby stations.

For air travel, Stansted Airport is approximately 10.5 miles away, Luton Airport approximately 32 miles and Heathrow Airport approximately 55.7 miles, offering a choice of airports for domestic and international journeys.

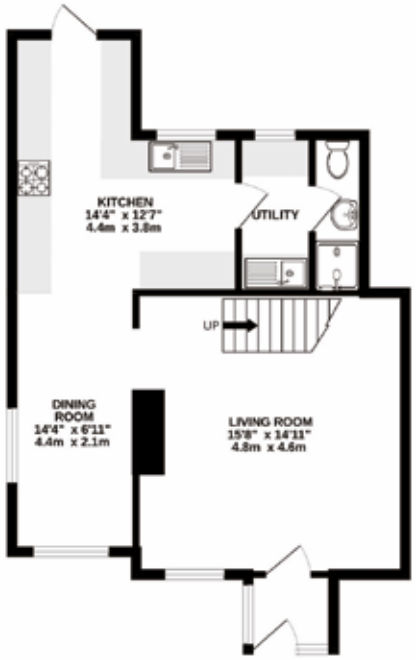




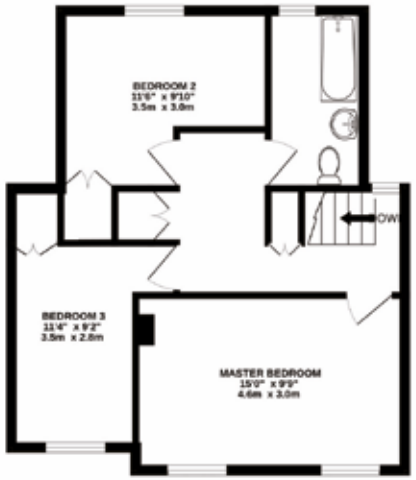




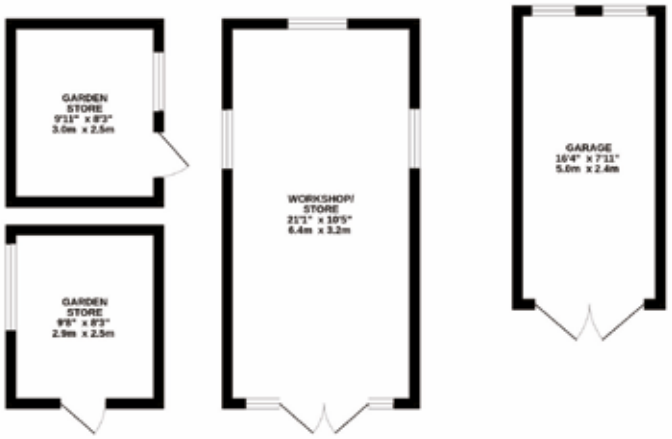
GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

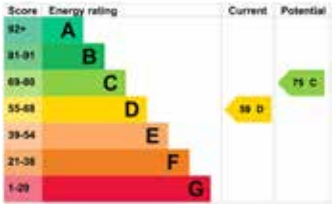


1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



OUTBUILDINGS
509 sq.ft. (47.3 sq.m.) approx.





TOTAL FLOOR AREA : 1569 sq.ft. (145.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed xx.xx.2026

FINE & COUNTRY

Follow Fine & Country on

Fine & Country Ware, Hertford and Welwyn
Office 1, 21 Baldock Street, Ware, Hertfordshire, SG12 9DH
+441920 443898 | 07859 977793 | heather.curtis@fineandcountry.com

FSC www.fsc.org MIX Paper | Supporting responsible forestry FSC® C113442